

SO ORDERED.



TIFFANY & BOSCO
P.A.

Dated: January 26, 2010

**2525 EAST CAMELBACK ROAD
SUITE 300
PHOENIX, ARIZONA 85016
TELEPHONE: (602) 255-6000
FACSIMILE: (602) 255-0192**

A handwritten signature in black ink, appearing to read "Redfield T. Baum", is written over a horizontal line.

**REDFIELD T. BAUM, SR
U.S. Bankruptcy Judge**

Mark S. Bosco
State Bar No. 010167
Leonard J. McDonald
State Bar No. 014228
Attorneys for Movant

09-32267/3051108235

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA**

IN RE:

Gregory L. Dumas and Lois M. Dumas
Debtors.

Wells Fargo Bank, N.A.
Movant,
vs.

Gregory L. Dumas and Lois M. Dumas, Debtors,
Brian J. Mullen, Trustee.

Respondents.

No. 2:09-bk-32550-RTB

Chapter 7

ORDER

(Related to Docket #6)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated June 7, 2005 and recorded in the office of the
3 Maricopa County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Gregory L.
4 Dumas and Lois M. Dumas have an interest in, further described as:

5 Unit 121, COTTONWOOD VILLAS CONDOMINIUMS, according to the Declaration of
6 Condominium recorded in Document No. 20041507492, and plat recorded in Book 357 of Maps,
page 38, records of Maricopa County, Arizona.

7 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written
8 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
9 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
10 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against
11 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

12 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
13 to which the Debtor may convert.

14
15 DATED this ____ day of _____, 2010.

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JUDGE OF THE U.S. BANKRUPTCY COURT
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